

Development Summary

- Case No. 2009SP-023-001
- Council District: 19, Erica Gilmore
- Owner of Record: Barry Walker
- SP Name: Marathon SP
- Plan Preparation Date: 8/26/2009
- Map and Parcel:
 - Map 92-4 Parcel 335 -- Parcel ID 09204033500
 - Map 92-4 Parcel 381 -- Parcel ID 09204038100

Adjacent Properties

- Parcel ID 09204035500– Vacant Commercial Land
Owner: Barry Walker
- Parcel ID 09204032300 – LUMBER YARD/SAW MILL
Owner: EQUITABLE TRUST COMPANY, TRS.
- Parcel ID 09204033600 – Vacant Commercial Land
Owner: EQUITABLE TRUST COMPANY, TRS.
- Parcel ID 09204035100 – Vacant Commercial Land
Owner: PWU PROPERTIES, L.P. & WERTHAN, JONI P.
- Parcel ID 09204035200– Vacant Commercial Land
Owner: STRINGFELLOW, S. L.& BRATTON, ESLEY W.
- Parcel ID 09204035300 – Vacant Commercial Land
Owner: STRINGFELLOW, S. L.& BRATTON, ESLEY W.

Notes

- The existing Marathon Motor Works factory buildings are to be preserved.

Development/Site Data Table

- Acreage: 1.48 acres with existing structure
- Density: n/a
- Dwelling Units: n/a
- FAR: n/a, existing structure 70% of parcel
- Lots: n/a
- ISR: n/a, existing structure 70% of parcel
- Parking: n/a, existing structure uses .43 acre lot and street parking
- Square Footage: existing structure ~40,200 sq ft
- Uses: all bulk standards allowed under CF zoning plus manufacture and warehousing of alcoholic beverages

Land Use Table

- All bulk standards allowed under CF zoning
- Manufacture and warehousing of alcoholic beverages

General Plan Consistency

This SP plan covers the parcels of the historic Marathon Motor Works factory at 12th Ave N and Clinton Street in downtown Nashville. This property is already developed, is zoned CF, and a portion of the existing structure is currently actively used as a brewery producing beverage alcohol. This SP proposes to allow production of distilled spirits in the existing structure, allowing for the brewery to be converted to a brewery/microdistillery.

The property is comprised of a set of connected brick buildings, originally an engine then automobile factory, with the main structure built in 1881. Street parking and a .4 acre open lot provide parking for the parcel. The existing structure is currently being improved by the property owner, with useable spaces having various uses including light manufacturing and art studios, gymnasium space, radio broadcasting, and brewery operations. The existing brewery brews, bottles, warehouses, and sells beverage alcohol in a portion of this space. The brewery currently provides tours and is a local and tourist draw.

The proposed use would use the existing brewery structure with no addition or demolition of structures. The proposed use adds distilling to the permitted means to manufacture alcohol in this space. Otherwise, the proposed use matches the current use. In the proposed use, brewery operations would continue and tours would continue, with the addition of a gift shop to sell tourist items. The one notable departure from the existing use is that the proposed use manufactures alcohol at a lower volume, significantly reducing water and sewer use, reducing truck deliveries to the property, and reducing outgoing delivery volume. The proposed use is projected to use one fifth (20%) the water and generate one fifth (20%) the wastewater of the current use. Truck/delivery traffic is projected to be less than one quarter (25%) the traffic generated by the current use.

The parcel is currently zoned CF. The land use policy on the property is Mixed Use in Neighborhood Urban. The property is located in the North Nashville Community Plan and also fall with the Watkins Park Detailed Neighborhood Design Plan (DNNDP). Adjoining properties are mainly vacant unimproved commercial lots, with IF, MUG, and CF zoned structures nearby.

This SP plan proposes use similar to the current use of the parcel, makes use of an existing historic building without need for construction or demolition of structures, and is consistent with the land use policy and Plans impacting the parcel.

In keeping with Mixed Use and Neighborhood Urban standards, and the goals of the Watkins Park DNNDP, the proposed use is a small scale commercial use with shopping (gift shop) and tour activities at street level. The proposed use also reduces truck traffic to the parcel, improving local and pedestrian road conditions. In keeping with the North Nashville Community Plan's goal of enhance the area's role as a gateway for Downtown Nashville, the proposed use provides a notable tourist draw tied to Tennessee's history and draws both locals and tourists to an improving area, helping to enhance the area's profile. The proposed use provides an appropriate and interesting use for a historic Nashville structure, and the proposed use proves lease income to the Marathon factory's owner, allowing for continued restoration of the building.

